Project Information
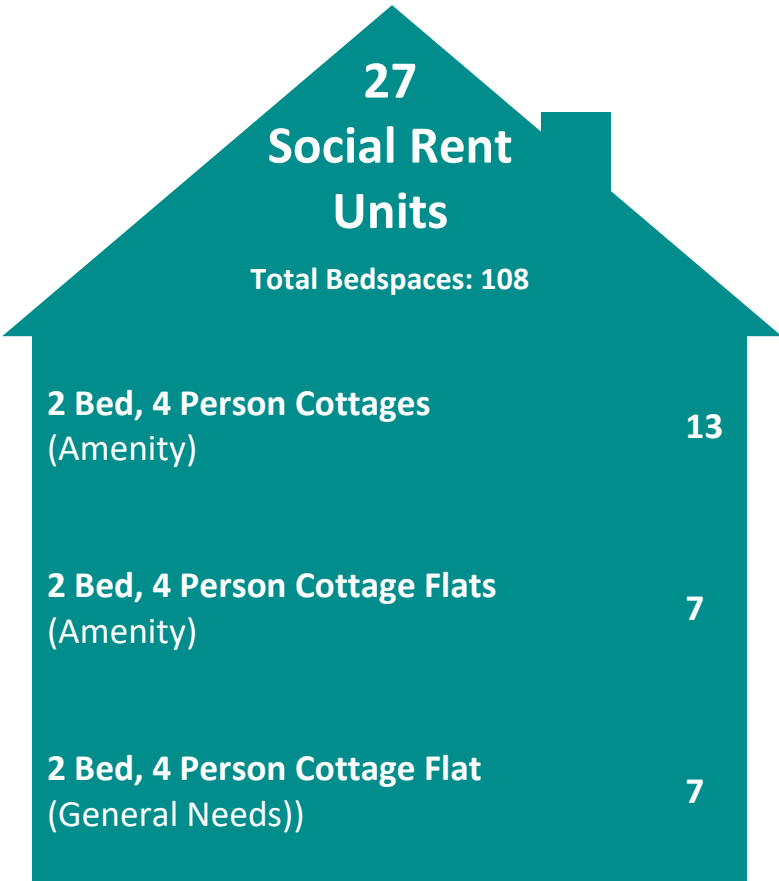
KINGDOM
Housing Association

Hugh Place, Lochgelly

BACKGROUND – Hugh Place, Lochgelly

This development provided 27 new homes for social rent on the site of a former Fife Council transport depot.

All existing buildings were removed by 2006 with the site being undeveloped since. There was an established Fagus Sylvatica Purpurea (Copper Beech) tree present on the site which was subject to a Tree Preservation Order, this was incorporated into the landscaping plans for the development.

All of the properties achieved Building Controls Full Bronze and Silver Aspects 1 & 2 Standard of sustainability through the installation of Photo Voltaic Panels, DMEV (Decentralised Mechanical Extract Ventilation) Systems and increased levels of insulation.

Ownership of the new homes transferred to Ore Valley Housing Association on completion as part of the Fife Housing Association Alliance model.
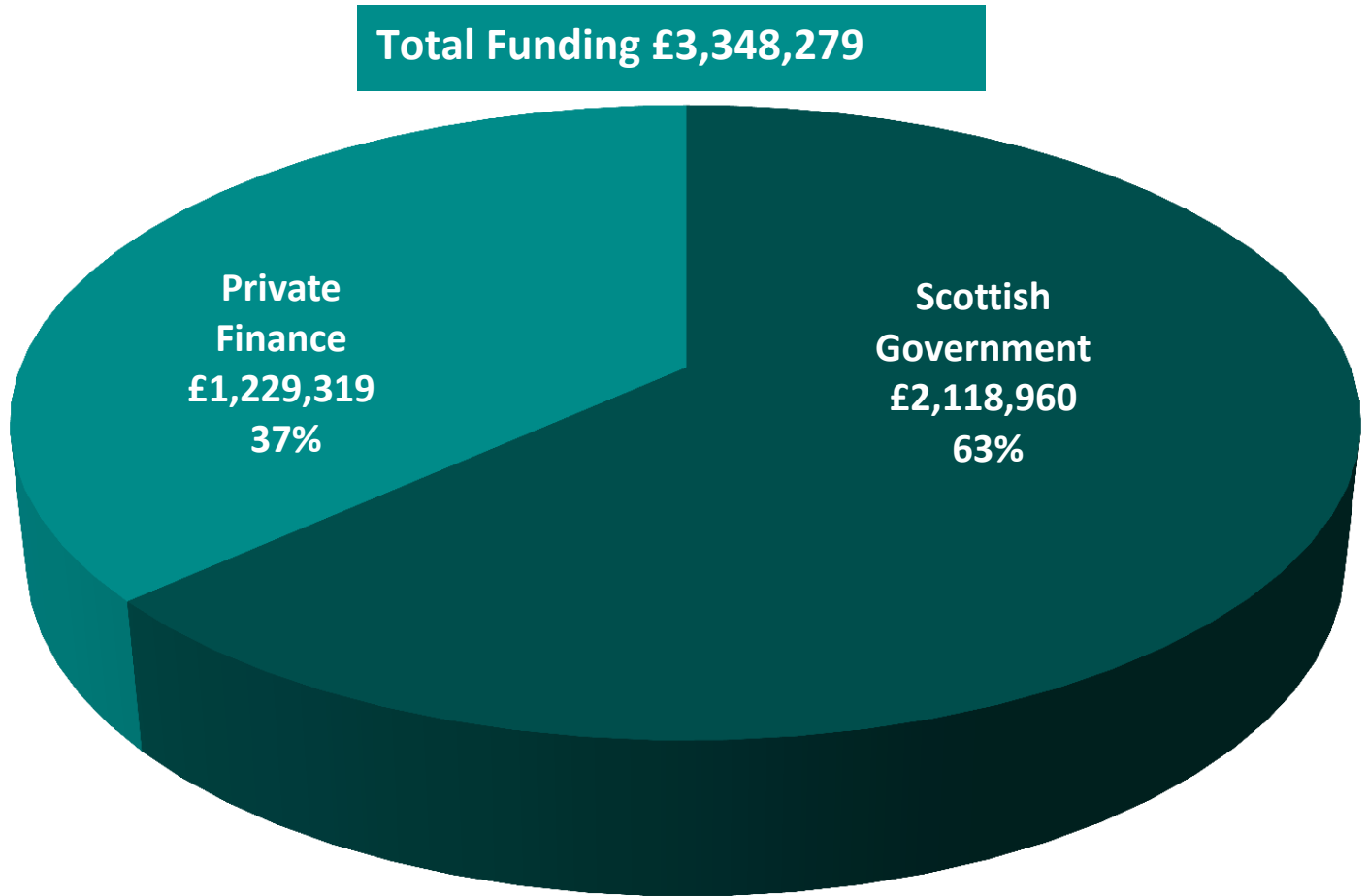
27 Social Rent Units

Total Bedspaces: 108

2 Bed, 4 Person Cottages (Amenity)	13
2 Bed, 4 Person Cottage Flats (Amenity)	7
2 Bed, 4 Person Cottage Flat (General Needs))	7

Landlord
Ore Valley Housing Association

Funding & Costs

Total Funding £3,348,279

Private Finance
£1,229,319
37%

Scottish Government
£2,118,960
63%

Units: 27 Social Rent	Per Unit	Total
Project Costs	£124,010	£3,348,279
Works Cost	£103,109	£2,783,948
Rents at First Allocation (2021/22 rates)		£364 - £376pcm

Site Layout

Points to Note

- All properties have **Photovoltaic Panels** installed.

- An **Energy Rating** of B (81-91) was achieved.

- **Energy Monitoring Meters** were installed.

- The **Community Benefits** targets were exceeded with the creation of 8 new jobs and 2 apprenticeships.

Construction Period	November 2019 – June 2021
Contract Type	Negotiated Design & Build
Contractor Architect Employers Agent Engineer Principal Designer	Richard Street Sinclair Watt Architects Hardies Bayne Stevenson Associates Hardies